

# SOUTH COUNTY FEDERATION FOCUS

*What's hot in South county.....*

*.....and what's not*

A PERIODIC UPDATE OF SIGNIFICANT  
ITEMS OF INTEREST  
IN AND FOR OUR SOUTH COUNTY AREA

# UPDATE TOPICS

- SHOPPERS HAS CLOSED!
- LIBERTY ENTERS PHASE 2B WITH **LIDL** AS THEIR “ANCHOR” TENANT
- FAIRFAX PEAK IS **NOT** A “DONE DEAL” – BOARD OF SUPERVISORS ONLY APPROVED SITE ACCESS FOR ENGINEERING TESTS

# SHOPPERS IS CLOSED

s  
no Drone  
ug 2017



MALL OWNER HAS STATED THERE IS ANOTHER GROCER WHO WILL OCCUPY THIS SPACE AT A LATER DATE, HOPEFULLY IN LATE 2021

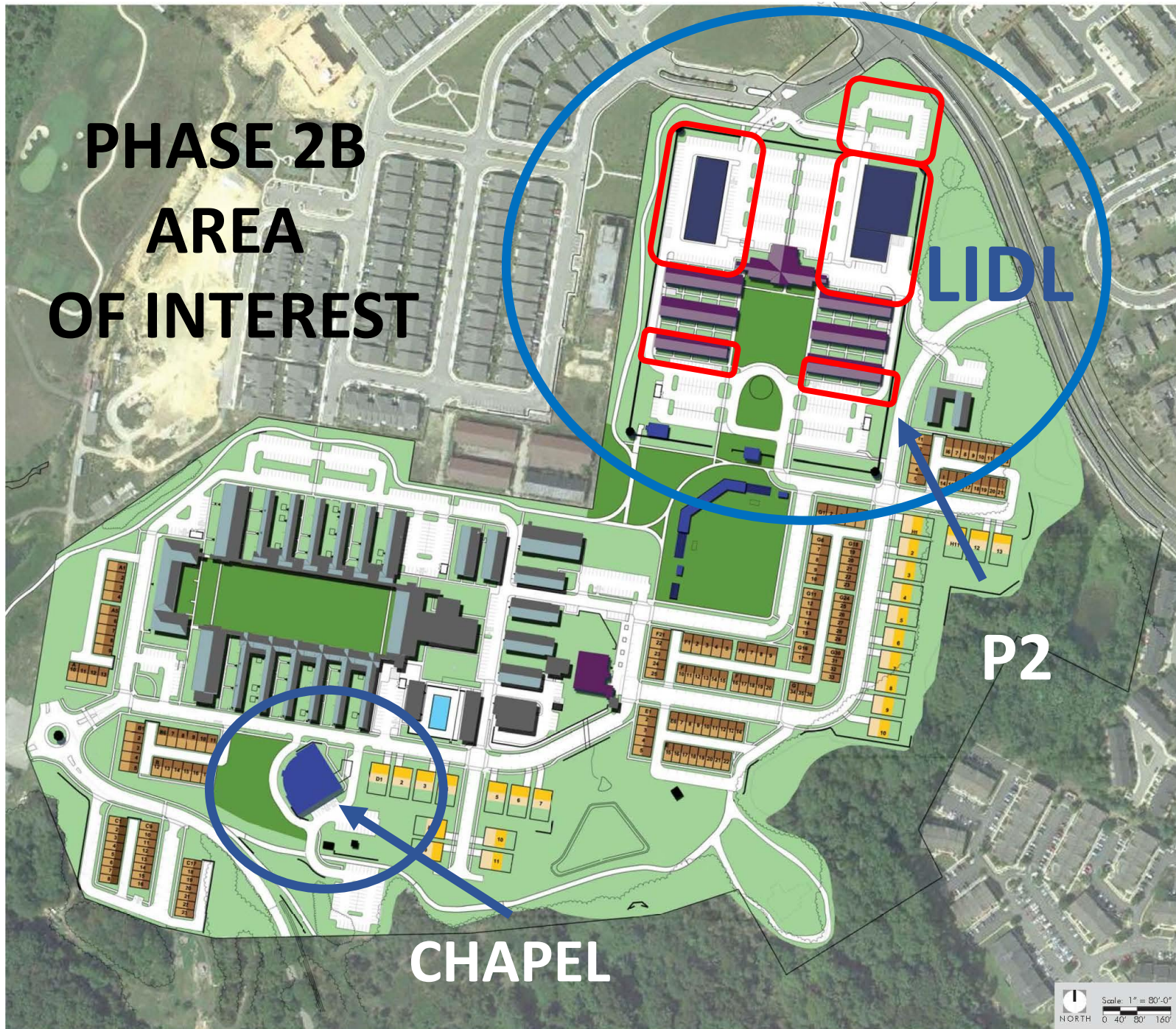
Shoppers  
CLOSED  
n-Robbin



# Liberty Update

- **Phase 2B**
- Construct additional parking in the south prison yard to support the uses established in the cell block buildings and dining hall
- Construct additional parking in the north prison yard to support uses established in the historic buildings and future retail buildings
- Extend White Spruce Way through the openings in the north wall
- Install a traffic signal at the intersection of White Spruce Way and Silverbrook Road if signal warrants are met and approved by VDOT (Phase 2C)

# PHASE 2B AREA OF INTEREST



## LEGEND

-  ADAPTIVE REUSE RESIDENTIAL BUILDING
-  ADAPTIVE REUSE COMMERCIAL BUILDING
-  ADAPTIVE REUSE COMMUNITY AND CIVIC BUILDING OR FEATURES
-  NEW BUILDING - COMMERCIAL
-  NEW RESIDENTIAL ATTACHED
-  NEW RESIDENTIAL LOT
-  ADAPTIVE REUSE OPEN SPACE

**WORK SESSION  
ITEMS**

LAUREL HILL  
ILLUSTRATIVE SITE PLAN

MARCH 2014



Scale: 1" = 80'-0"  
0 40' 80' 160'

# Liberty Update

- Working with Lidl to obtain architecture approvals from the National Park Service, Virginia Department of Historic Resources and Fairfax County Architectural Review Board. VDHR approved 12/4 and has forwarded to NPS.
- *Lidl can exit the deal if satisfactory architectural approvals are not received.*
- If approvals are received, plan to start construction of the store next summer. They anticipate an 18-month construction schedule, so a grand opening would occur in late 2022 or early 2023.
- Received approval from VDOT for the design of the future traffic signal at White Spruce Way and Silverbrook Road. That signal will only be authorized for construction when (*and IF*) the anchor tenant opens for business.

# Liberty Update

- Signed leases with Adamson Editions (local lithographer) and Capital Mixed Martial Arts (fitness and martial arts school) for space in building P-2 (the southeast cell block building). Working now on interior improvements to the building, and these tenants are trying to open for business in the first few months of 2021.
- A local church has expressed interest in one of the cell block buildings and a local brewery is considering the dining hall.
- Were unable to come to final agreement on terms with the church that was interested in Chapel building; continue to actively market this building.



**Numbers Indicate views shown on the following slides**



VIEW 1



**West Retail Building Conceptual Perspective Rendering**

VIEW 2



**West Retail Building Conceptual Perspective Rendering**

VIEW 3



**East Retail Building Conceptual Perspective Rendering**

VIEW 4



**East Retail Building Conceptual Perspective Rendering**

VIEW 5



**Conceptual Perspective Rendering  
Entering on White Spruce**

VIEW 6



**Conceptual Perspective Rendering  
From White Spruce**

VIEW 7

TRAFFIC SIGNAL ON WHITE SPRUCE WAY WILL BE CONSTRUCTED WHEN  
“ANCHOR” RETAIL – LIDL - OPENS



**Conceptual Perspective Rendering  
White Spruce & Silverbrook Intersection**

VIEW 8



**Conceptual Perspective Rendering  
Silverbrook Road Heading Downhill From White Spruce**



VIEW 9



**Conceptual Perspective Rendering  
Silverbrook Road Heading Downhill From White Spruce**

VIEW 10



**Conceptual Perspective Rendering  
Power House Road Delivery Entrance**

# Fairfax Peak Update

- What the county *actually* approved versus what you may have heard



# Fairfax Peak – What the county approved:

- The proposed Interim Agreement establishes certain additional terms to allow the Developer to advance its due diligence for the Project. Those include:
  - Extends the term of the ROE until December 31, 2021;.
  - Confirms the potential area of study for the Project;
  - Provides an exclusive negotiation period in which the County agrees to not convey nor lease any portion of the Project Area to a third party before December 31, 2021;
  - The County and the Developer may mutually agree to extend the exclusive period, as well as the ROE term, for up to one year, through December 31, 2022.

# Fairfax Peak

Construction of an indoor ski facility, hotel and commercial development, and other complimentary recreational facilities

- Multiple ski slopes, inside a structure, at approximately a 20-degree angle
- A specially designed area for skiing and snowboarding with a variety of ramps, jumps, rails, boxes and other features
- A bunny slope for beginners, snow tubing run and area for skiers and snowboarders to perform tricks;
- Restaurants, ski shop and dining terrace at the summit;
- A 100-plus room hotel at the base of the indoor snow facility;
- A gravity-powered, mountain coaster that will slide from the summit to Occoquan Regional Park; and,
- A ropes course and other outdoor activity areas.

# Fairfax Peak

Due to the complexity of the Project, the Developer needs to perform **feasibility and other studies to confirm the construction viability of the Project.** To that end, the County approved a Right of Entry Agreement on May 11, 2020 (“ROE”) to permit the Developer and its contractors to enter onto portions of the Property and to perform limited initial due diligence work on the site through December 31, 2020.

# Fairfax Peak

## Bottom line:

The county has approved Fairfax Peak's Right of Entry (ROE) to the property to allow the developer to determine the engineering feasibility of the site – in other words, for the developer to determine that the proposed buildings and other improvements can actually be built on the site.

Remember, this would be on top of an ash landfill.

QUESTIONS?